087.0	0007	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	758,700	/	758,700
USE VALUE:	758,700	/	758,700
ASSESSED:	758,700	/	758,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLE KATHARINE H
Owner 2:	
Owner 3:	
Street 1:	74 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,310 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1593 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	265,700	3,500	489,500	758,700
Total Card	0.214	265,700	3,500	489,500	758,700
Total Parcel	0.214	265,700	3,500	489,500	758,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.27 | /Parcel: 476.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55415
GIS Ref	
GIS Ref	
Insp Date	12/12/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0006.0

!7119!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,700	3500	9,310.	489,500	758,700	758,700	Year End Roll	12/18/2019
2019	101	FV	211,200	3500	9,310.	454,500	669,200	669,200	Year End Roll	1/3/2019
2018	101	FV	211,200	3500	9,310.	454,500	669,200	669,200	Year End Roll	12/20/2017
2017	101	FV	211,200	3500	9,310.	398,600	613,300	613,300	Year End Roll	1/3/2017
2016	101	FV	211,200	3500	9,310.	363,600	578,300	578,300	Year End	1/4/2016
2015	101	FV	205,700	3500	9,310.	321,700	530,900	530,900	Year End Roll	12/11/2014
2014	101	FV	205,700	3500	9,310.	304,200	513,400	513,400	Year End Roll	12/16/2013
2013	101	FV	205,700	3500	9,310.	289,500	498,700	498,700		12/13/2012

PRINT

Date	Time
12/10/20	21:47:42

LAST REV

Date	Time
02/12/19	12:44:26
ekelly	

USER DEFINED

Prior Id # 1:	55415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7908-147		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/1998	72	Redo Kit	10,000					REMODEL KITCHEN
12/2/1994	649	Manual	10,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2008	Meas/Inspect	345	PATRIOT
10/16/2008	MEAS&NOTICE	BS	Barbara S
4/3/2000	Meas/Inspect	263	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	12									489,511						489,500	

Total AC/HA:	0.21373	Total SF/SM:	9310	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	489,511	Spl Credit		Total:	489,500

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	6 - Saltbox
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30913365
Const Adj.:	0.98990101
Adj $ / SQ:	161.989
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360981
Depreciation:	95299
Depreciated Total:	265682

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

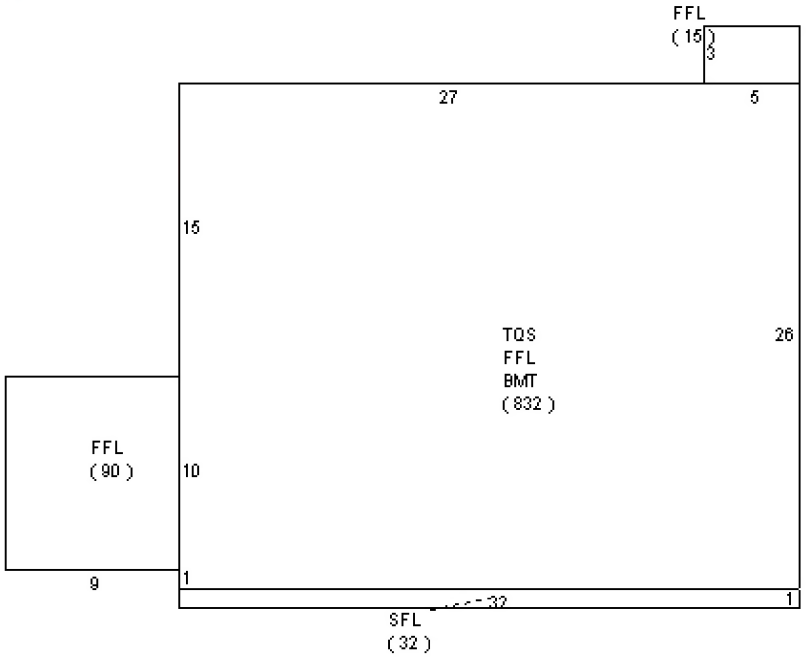
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.99
Special Features:	0	Val/Su Net:	109.57
Final Total:	265700	Val/Su SzAd	166.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	937	161.990	151,784
BMT	Basement	832	48.600	40,432
TQS	3/4 Story	624	161.990	101,081
SFL	Second Floor	32	161.990	5,184

Net Sketched Area:	2,425			Total:	298,481
Size Ad	1593	Gross Are	2633	FinArea	1593

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1946	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500